



B Plaza



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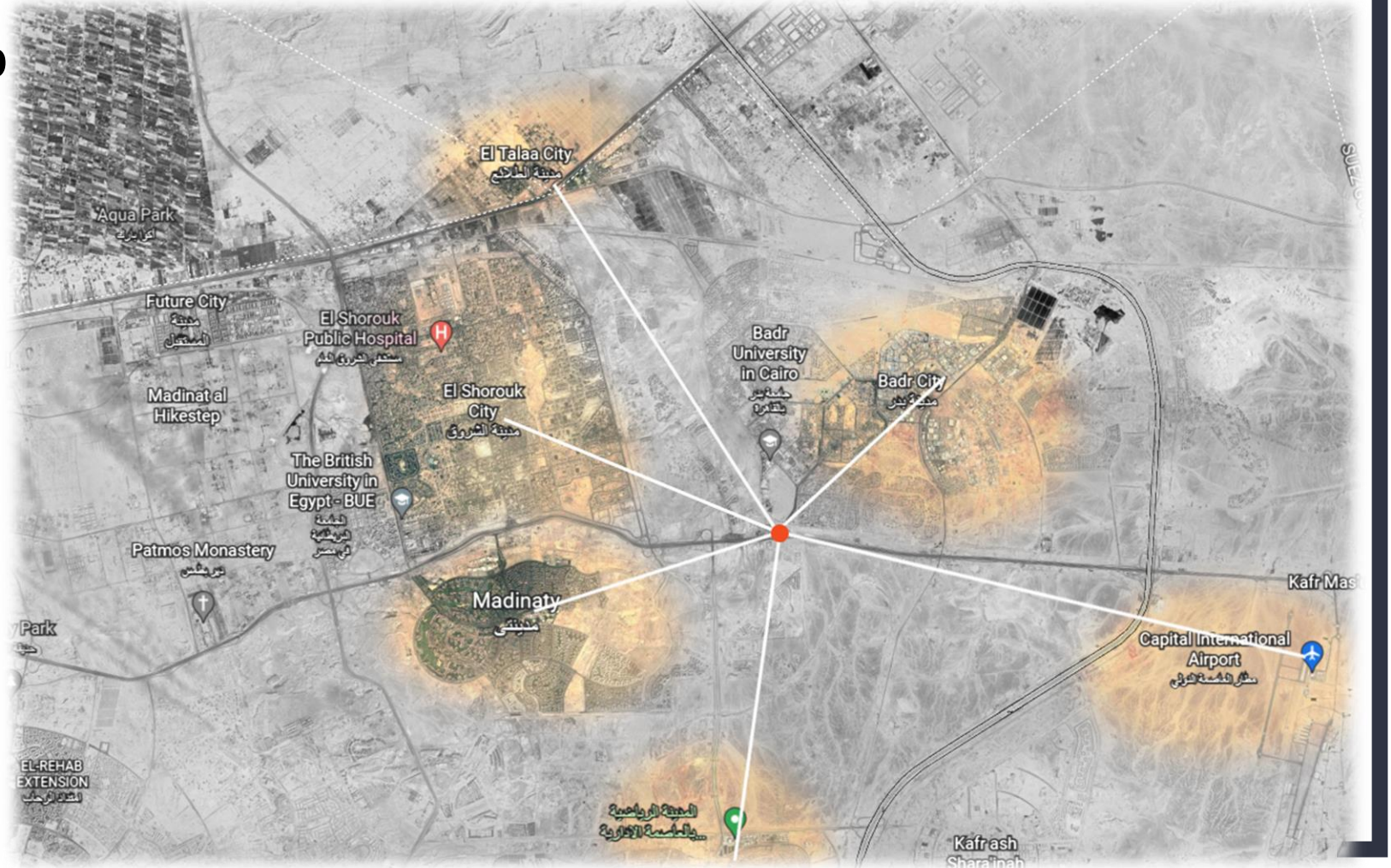
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Cost management

- LOCATION : BADR CITY , CAIRO
- TOTAL AREA : **6.6 ACRE**
27,759 M SQ

DISTANCE FROM SITE IN KM :

- MADINATY : 7 KM
- EL SHOROUK CITY : 8 KM
- EL TALAA CITY: 11.4 KM
- CAIRO INTERNATIONAL AIRPORT: 14 KM
- NEW CAPITAL CITY: 8 KM



SITE CONDITIONS

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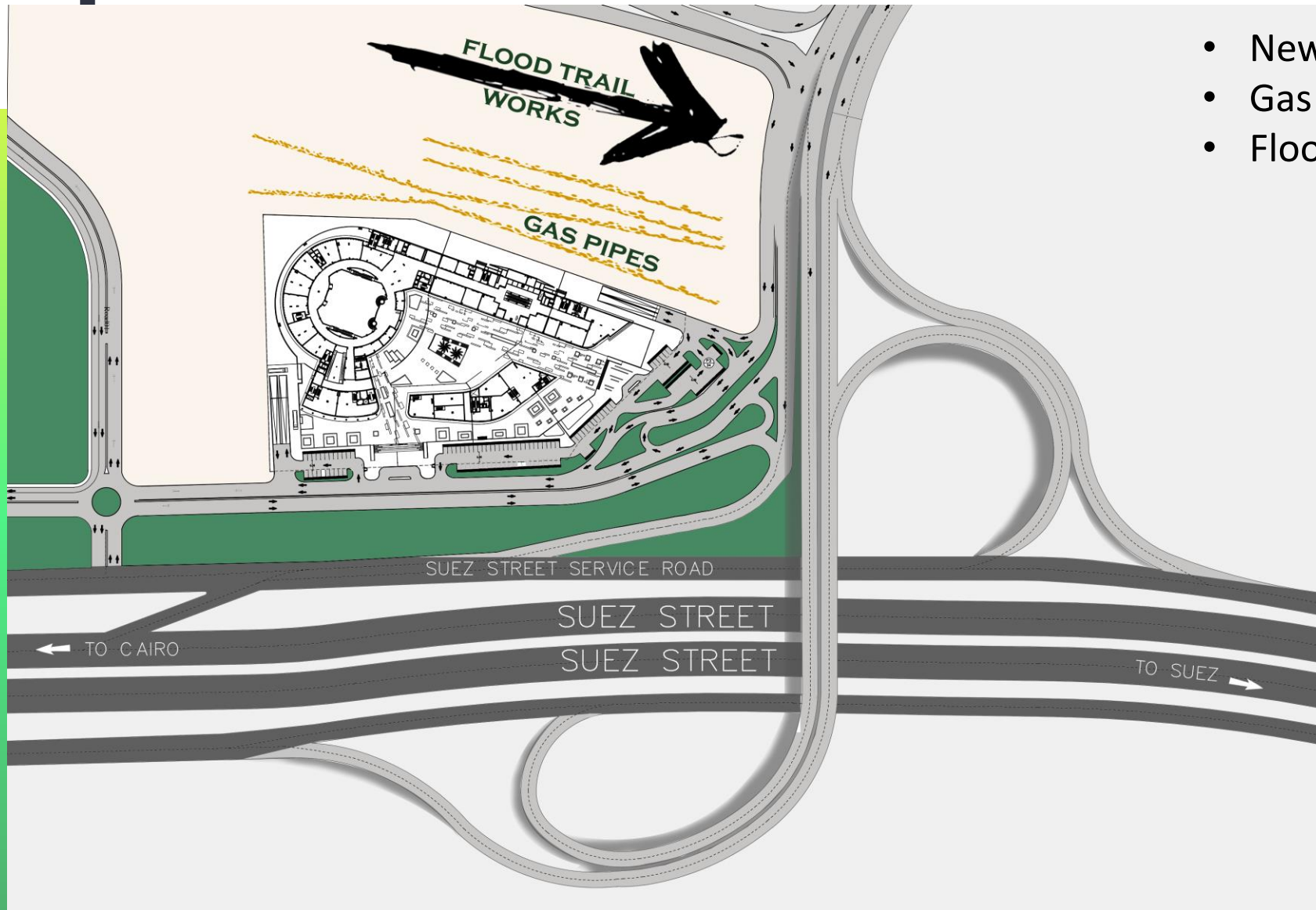
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- New Roads
- Gas pipes
- Flood trail

DIMENSIONS

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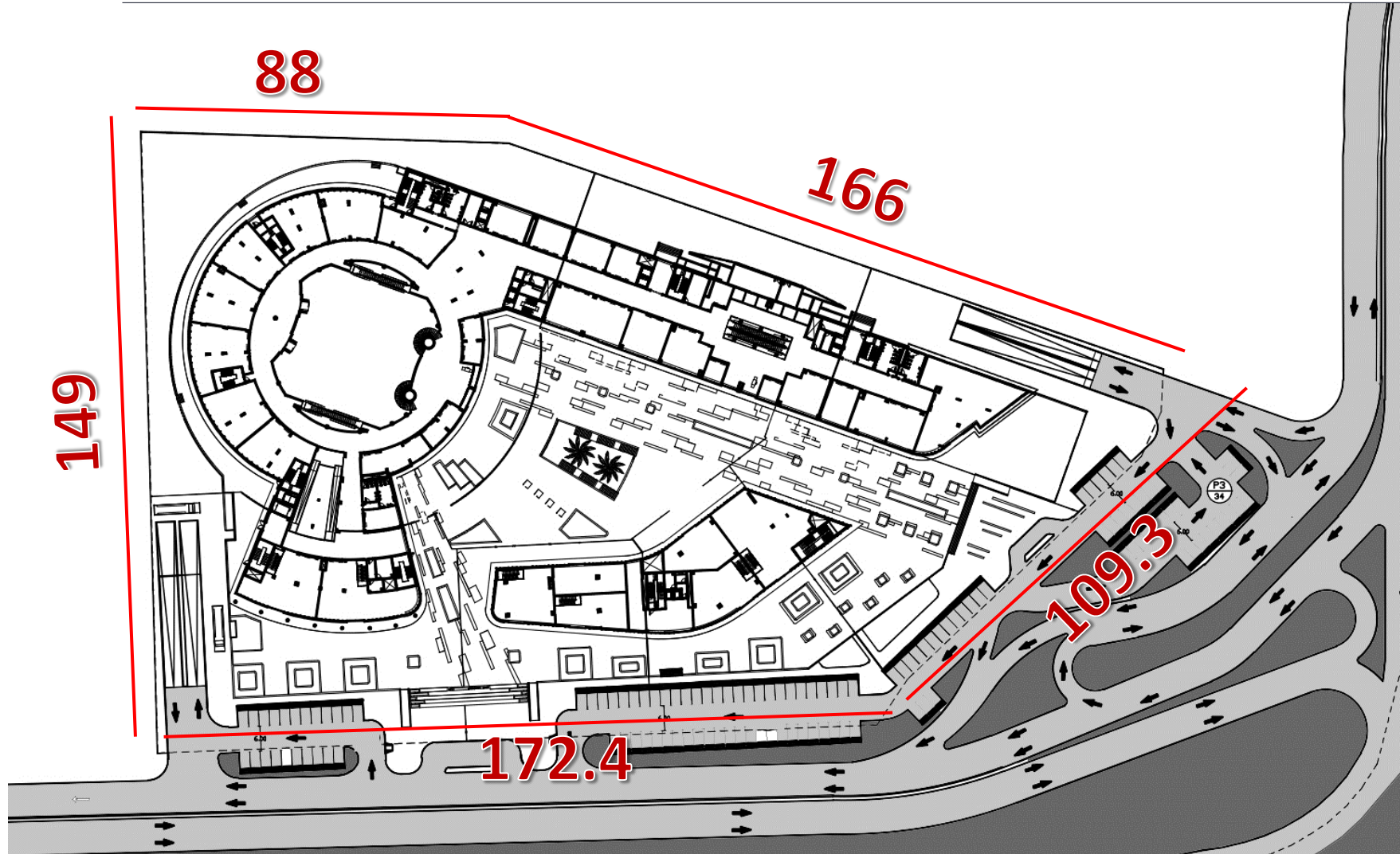
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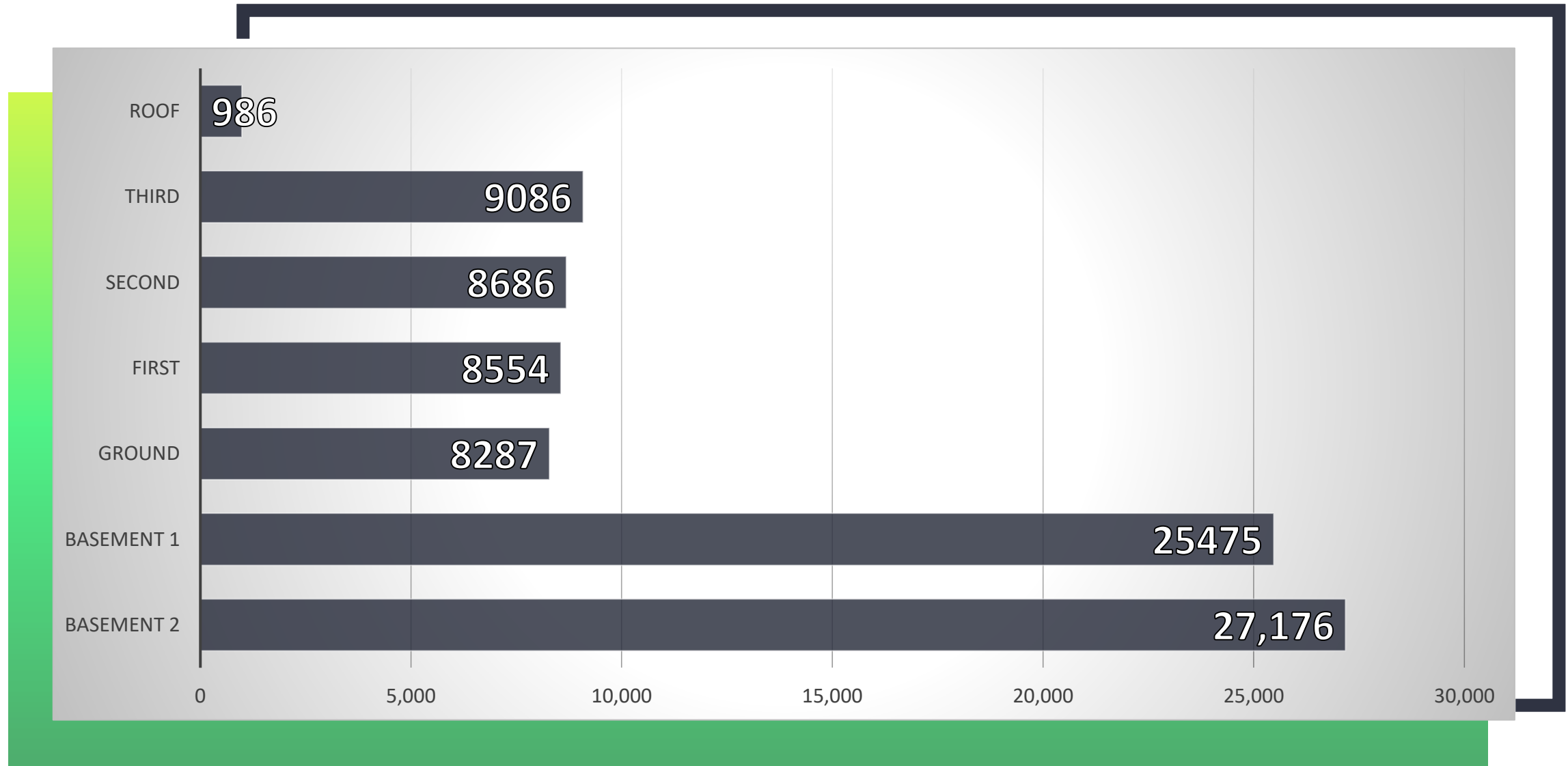
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Cost management



AREAS

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Total Area without Roof = **87264** m²

Total Area = **88250** m²

BUILDING REQUIRMENTS

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| ELEMENTS | ACCORDING TO IFC | ACCORDING TO BUILDING REQUIRMENTS |
|----------------|---------------------|---|
| FOOTPRINT | 29.85% (8287.29 M2) | Ground floor percentage is 30% of the building percentage |
| TYPICAL LEVELS | 33 % | The percentage of typical floors is 10% more than the ground floor = 33% of the building percentage |
| ROOF | 11 % | Roof floor percentage is 10% of the Ground floor |

AREAS

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| LEVELS | AREA ACCORDING TO IFC (m2) | AREA ACCORDING TO BUILDING REQUIRMENTS (m2) |
|-------------------|----------------------------|---|
| BASEMENT 2 | 27,176 | - |
| BASEMENT 1 | 25475 | 27343 |
| GROUND | 8287 | 8168.80 |
| FIRST | 8554 | 8239.13 |
| SECOND | 8686 | 8282.38 |
| THIRD | 9086 | 8282.38 |
| ROOF | 986 | 792 |
| TOTAL AREA | 88250 | 61107.69 |

AREAS

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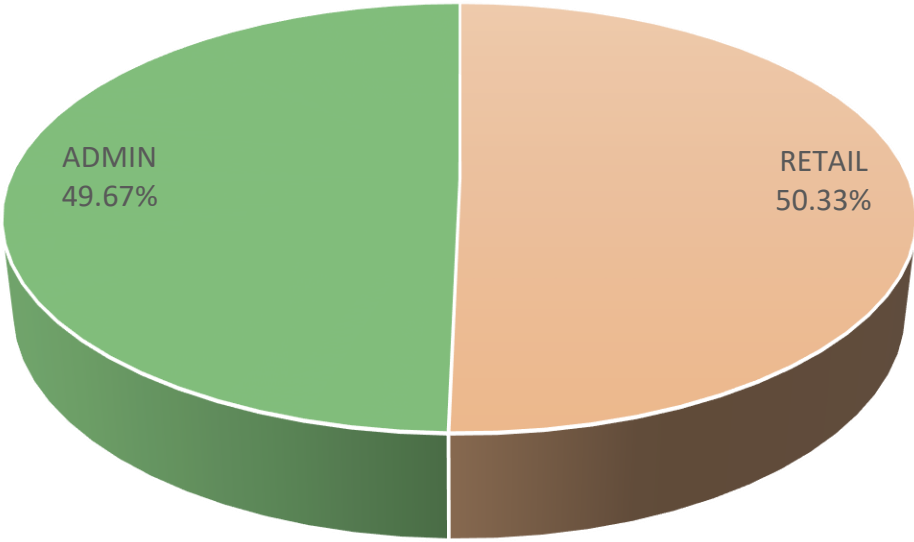
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| | | |
|----------------------------------|--------|--------|
| Total from ground to third floor | ADMIN | RETAIL |
| | 12820 | 12992 |
| PERCENTAGE | 49.67% | 50.33% |



AREAS

| | | | | | | | | |
|--------------|-----------------|------------------------------|-------------------------|-------|-----------------|-------------|-----------|-----------------|
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|--------------|-----------------|------------------------------|-------------------------|-------|-----------------|-------------|-----------|-----------------|

| category | | basement 2 | | basement 1 | | ground | | first | | second | | third | | category total | TOTAL |
|----------|-----------------------|------------|-------|------------|-------|--------|-------|--------|-------|--------|-------|--------|-------|----------------|-------|
| | | retail | admin | retail | admin | retail | admin | retail | admin | retail | admin | retail | admin | | |
| ADMIN | banks | | | | | | 1814 | | 1259 | | | | | 3073 | 12820 |
| | admin | | | | | | | 2397 | | 3675 | | 3675 | | 9747 | |
| RETAIL | F&B café | | | 85 | | 388 | | | | | | | | 473 | 31814 |
| | f&B | 1856 | | 316 | | | | | | 674 | | | | 2846 | |
| | fine dining | | | | | 190 | | | | | | 1080 | | 1270 | |
| | outdoor café terrace | | | | | 1439 | | | | | | | | 1439 | |
| | food court | 1635 | | | | | | | | | | | | 1635 | |
| | cinema | | | | | | | | | | | 2022 | | 2022 | |
| | cinema admin | | | | | | | | | | | 191 | | 191 | |
| | hypermarket | 755 | | 5078 | | | | | | | | | | 5833 | |
| | hypermarket service | 627 | | 627 | | | | | | | | | | 1254 | |
| | mall admin | 336 | | | | | | | | | | | | 336 | |
| | retail | | | 7507 | | 2091 | | 2611 | | 2129 | | 177 | | 14515 | |
| | parking | 18103 | | 2275 | | | | | | | | | | 20378 | |
| | booths | 118 | | 108 | | 63 | | | | | | | | 289 | |
| | service | 3,746 | | 9,479 | | 2302 | | 2287 | | 2208 | | 1941 | | 21888.5 | |
| | total without service | 23430 | 0 | 15996 | 0 | 4171 | 1814 | 2611 | 3656 | 2803 | 3675 | 3470 | 3675 | 65375.5 | |
| | TOTAL | 27,176 | | 25475 | | 8287 | | 8554 | | 8686 | | 9086 | | 87,264 | |

PROJECT ENTRANCES

KEY :

-  PLAZA ENTRANCE
-  PARKING ENTRANCE
-  MALL ENTRANCE
-  ADMIN. ENTRANCE
-  EMERGENCY EXIT
-  SERVICE ENTRANCE
-  EMERGENCY ROAD



VERTICAL CIRCULATION

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KEY :

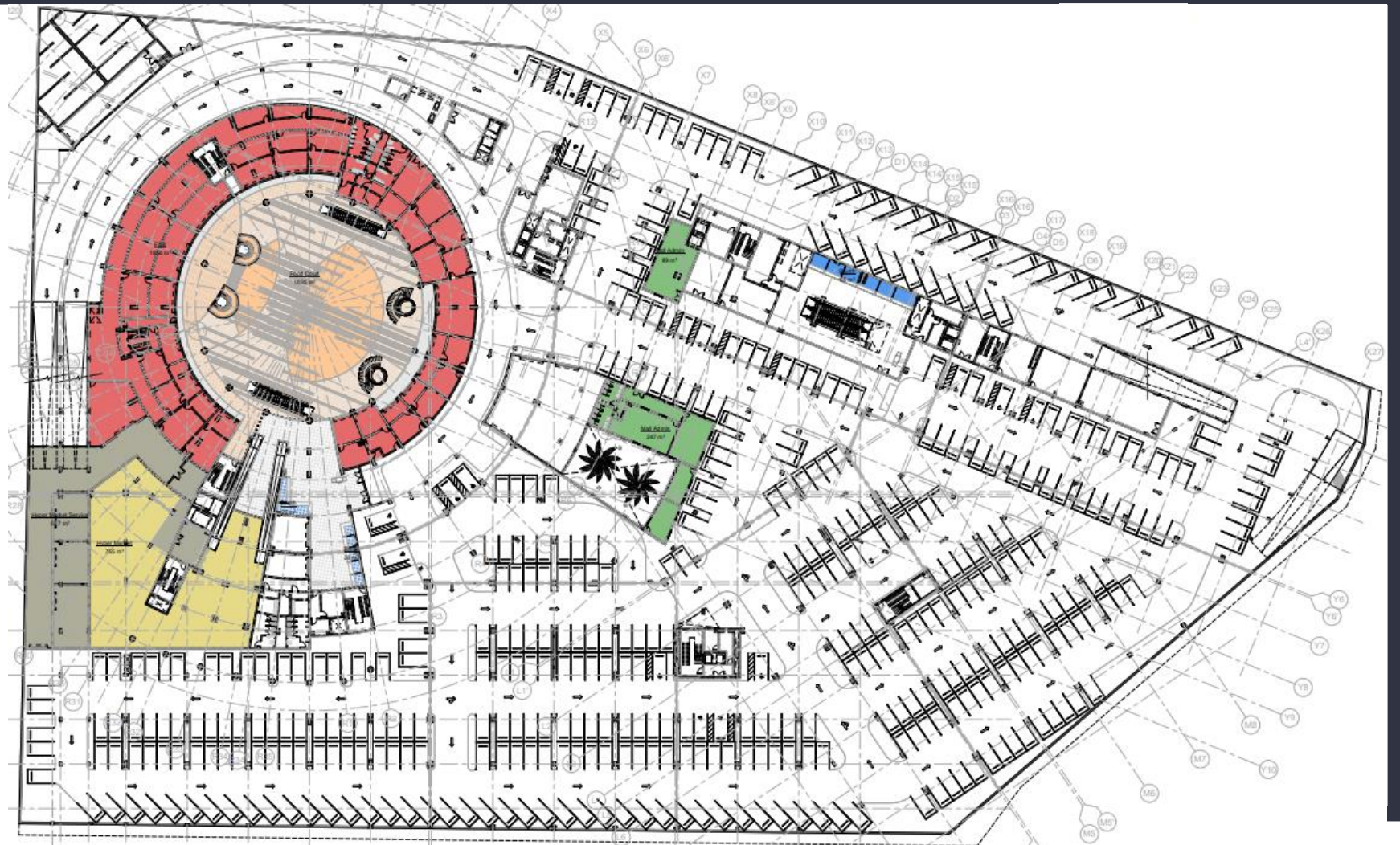
-  STAIRS
-  ESCAPE STAIRS
-  ESCALATORS
-  ELEVATORS
-  SERVICE ELEVATORS



BASEMENT 2

USES :

- RESTAURANTS
- FOOD COURT
- BOOTH
- MALL ADMIN
- HYPER SERVICES
- SERVICES

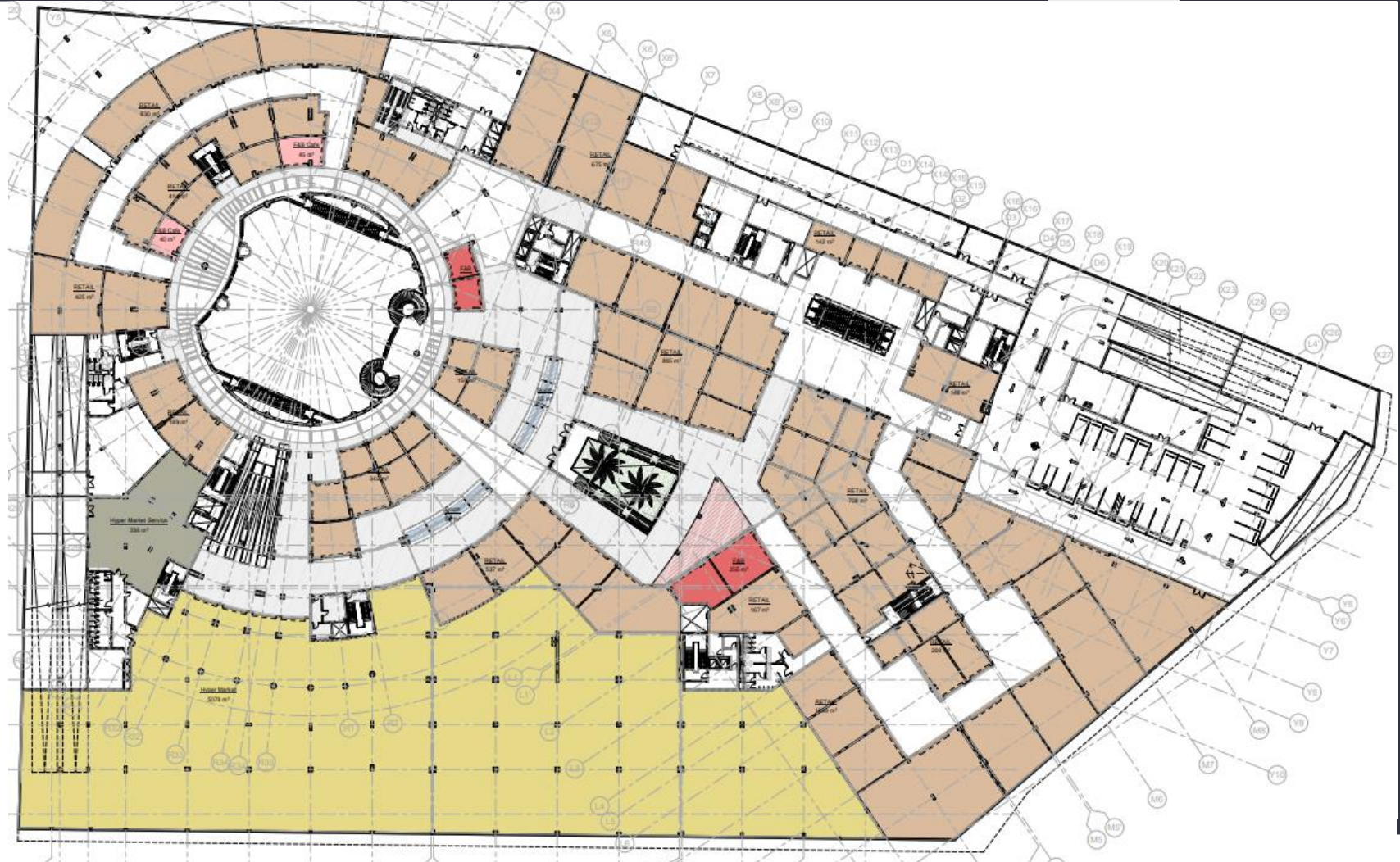


TOTAL AREA: 27176 M2
PARKING SPOTS: 433

BASEMENT 1

USES

- RETAIL
- HYPER MARKET
- CAFE
- RESTAURANT
- HYPER SERVICES



TOTAL AREA: 25475 M2
PARKING SPOTS: 25

GROUND FLOOR

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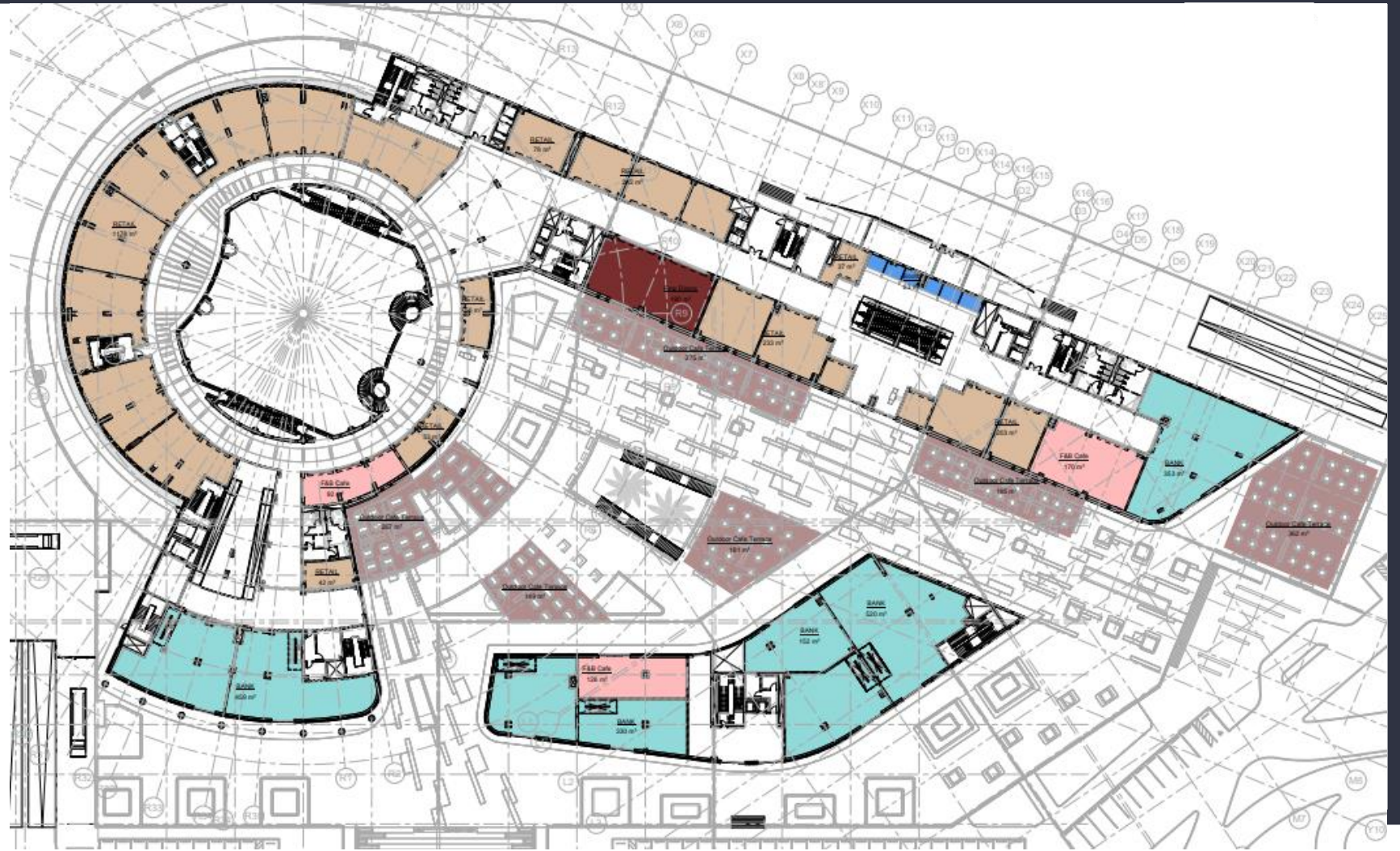
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Cost management

USES :

- RETAIL
- BANK
- BOOTH
- OUTDOOR CAFÉ TERRACE
- CAFE
- FINE DINING

TOTAL AREA: **8287 M2**
PARKING SPOTS: **154**



FIRST FLOOR

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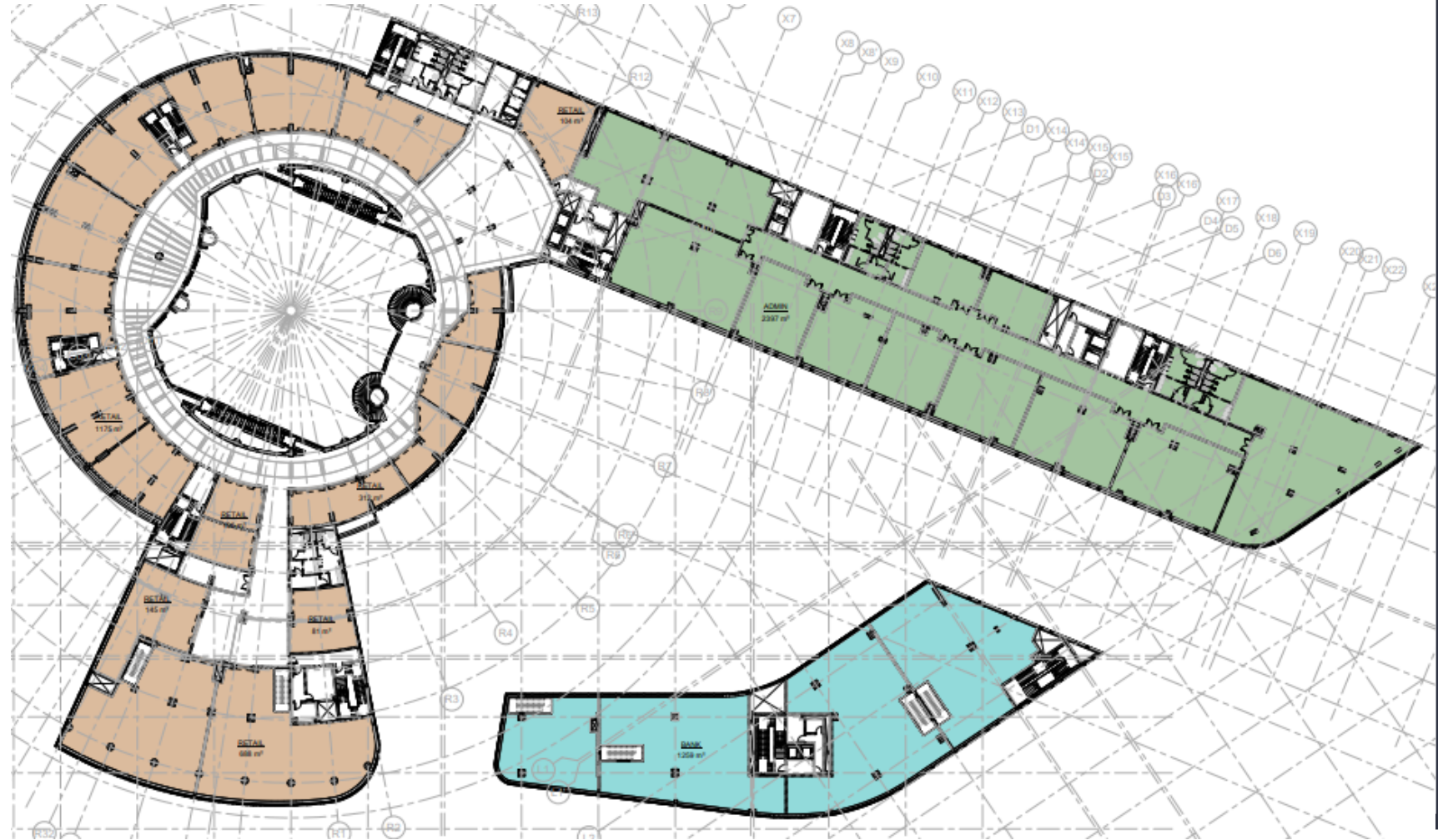
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USES W/AREAS :

- RETAIL
- BANK
- ADMINISTRATION



TOTAL AREA: **8554** M2

SECOND FLOOR

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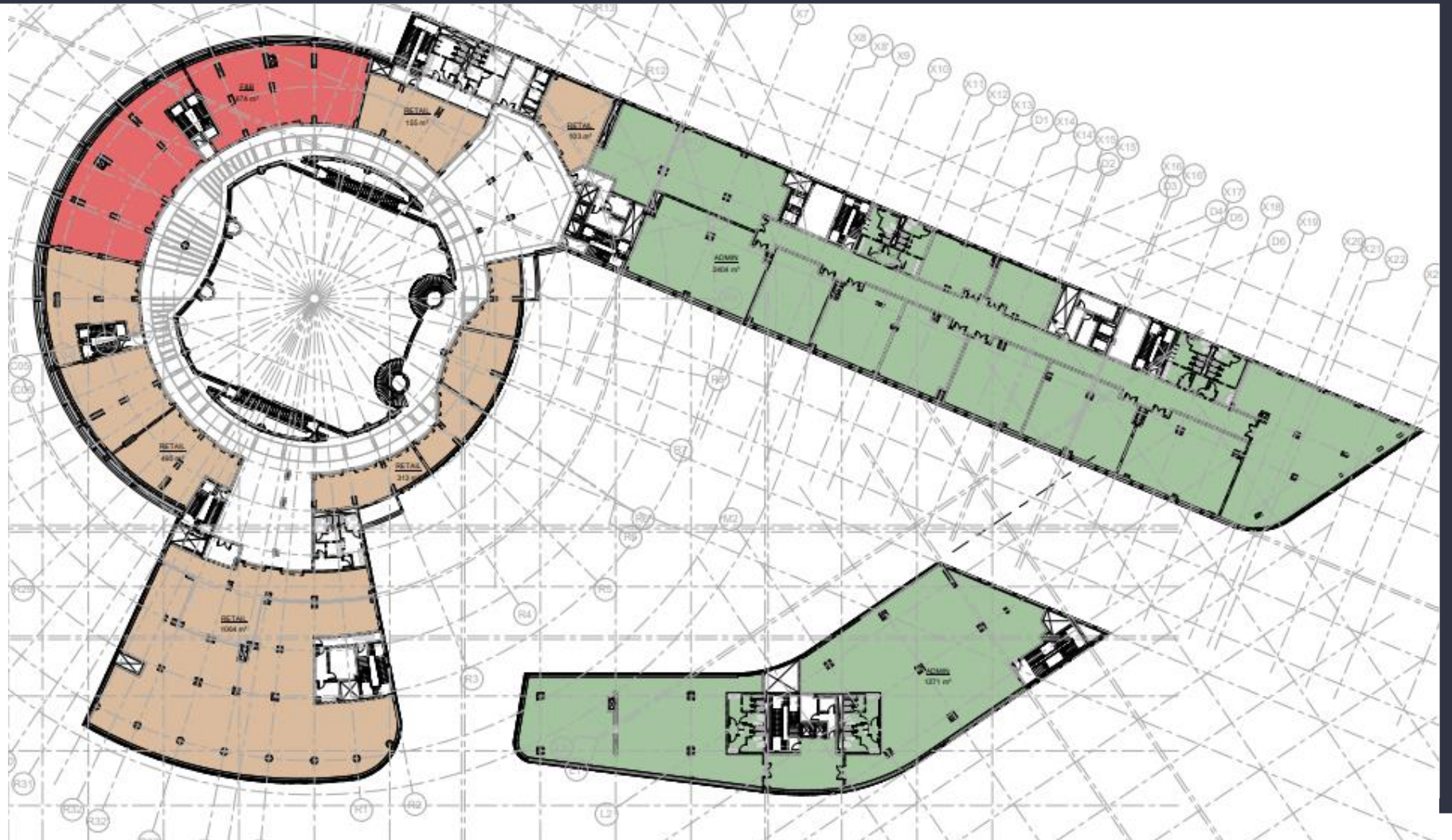
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USES W/AREAS :

- RETAIL
- RESTAURANT
- ADMINISTRATION

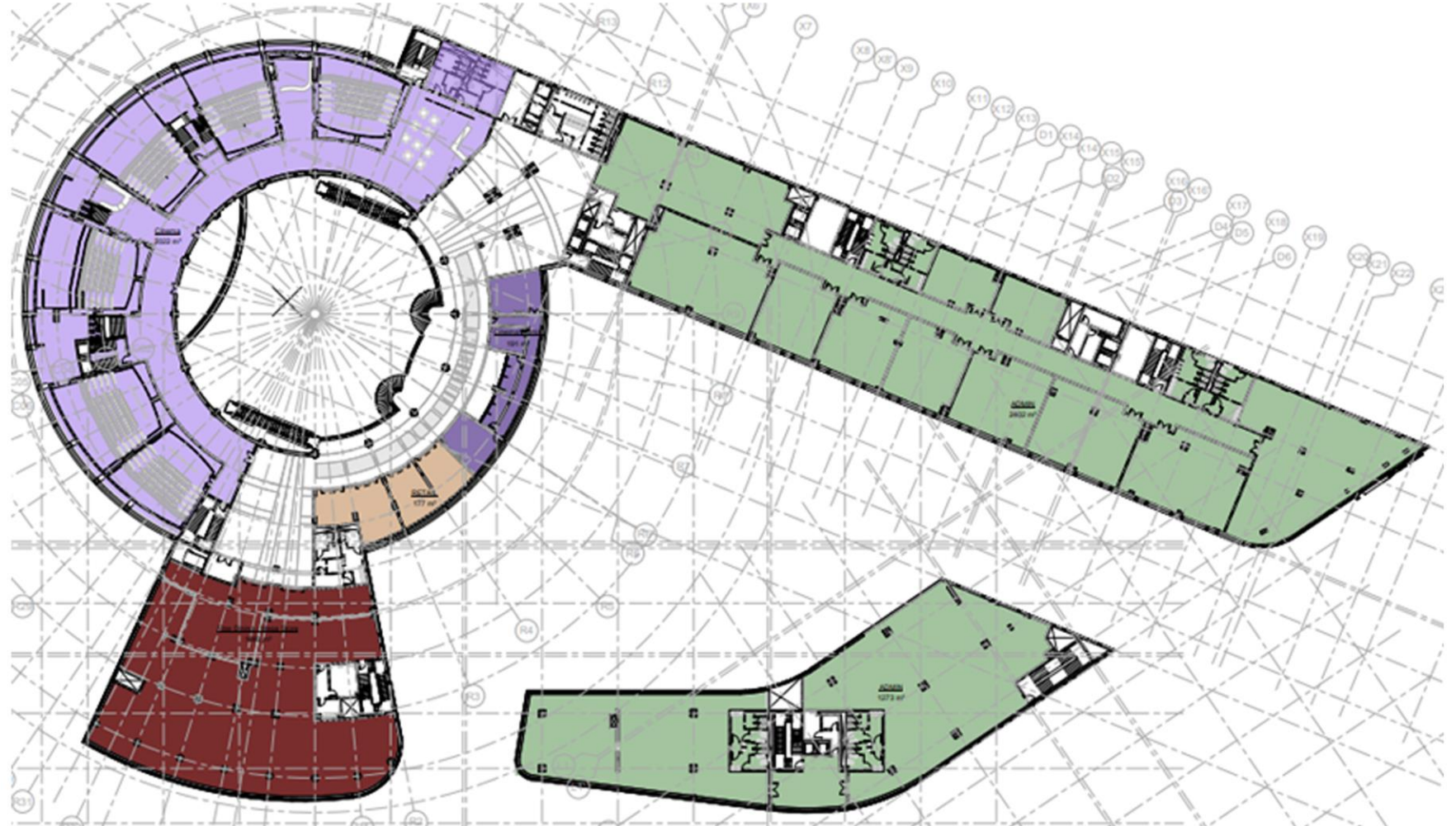


TOTAL AREA: **8686** M2

THIRD FLOOR

USES W/AREAS :

- RETAIL
- ADMIN
- CINEMA
- CINEMA ADMIN
- FINE DINING

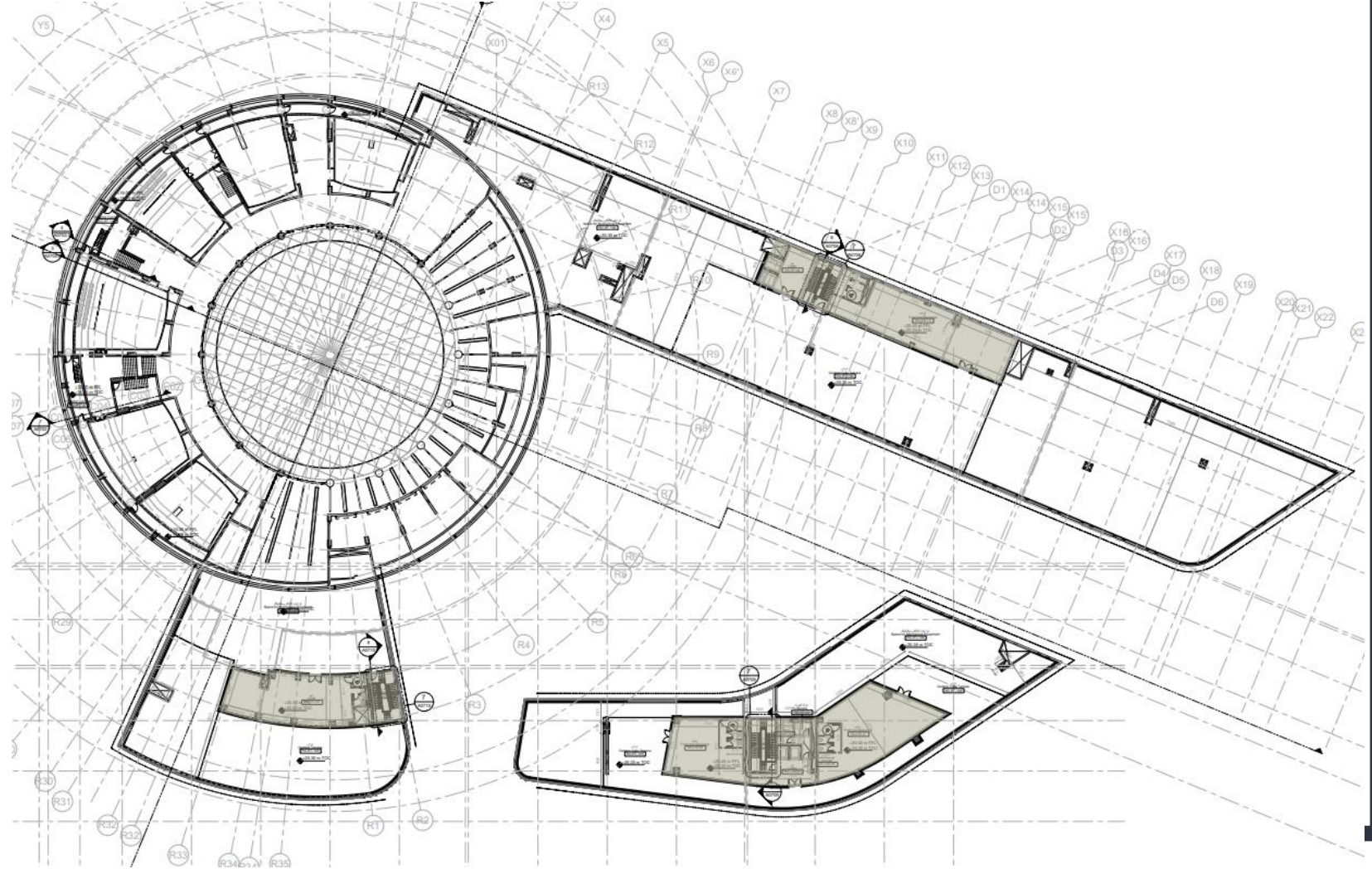


TOTAL AREA: **9086** M2

ROOF FLOOR

USES W/AREAS :

■ SERVICE



TOTAL AREA: **986** M2

An aerial photograph of a stadium and surrounding area, rendered in a light gray, semi-transparent style. Overlaid on the image is a graphic consisting of a white square with a black border, and a green-to-yellow gradient bar on the left side of the square. The word "PERSPECTIVE" is centered within the white square in a black, sans-serif font.

PERSPECTIVE







SHOT 3





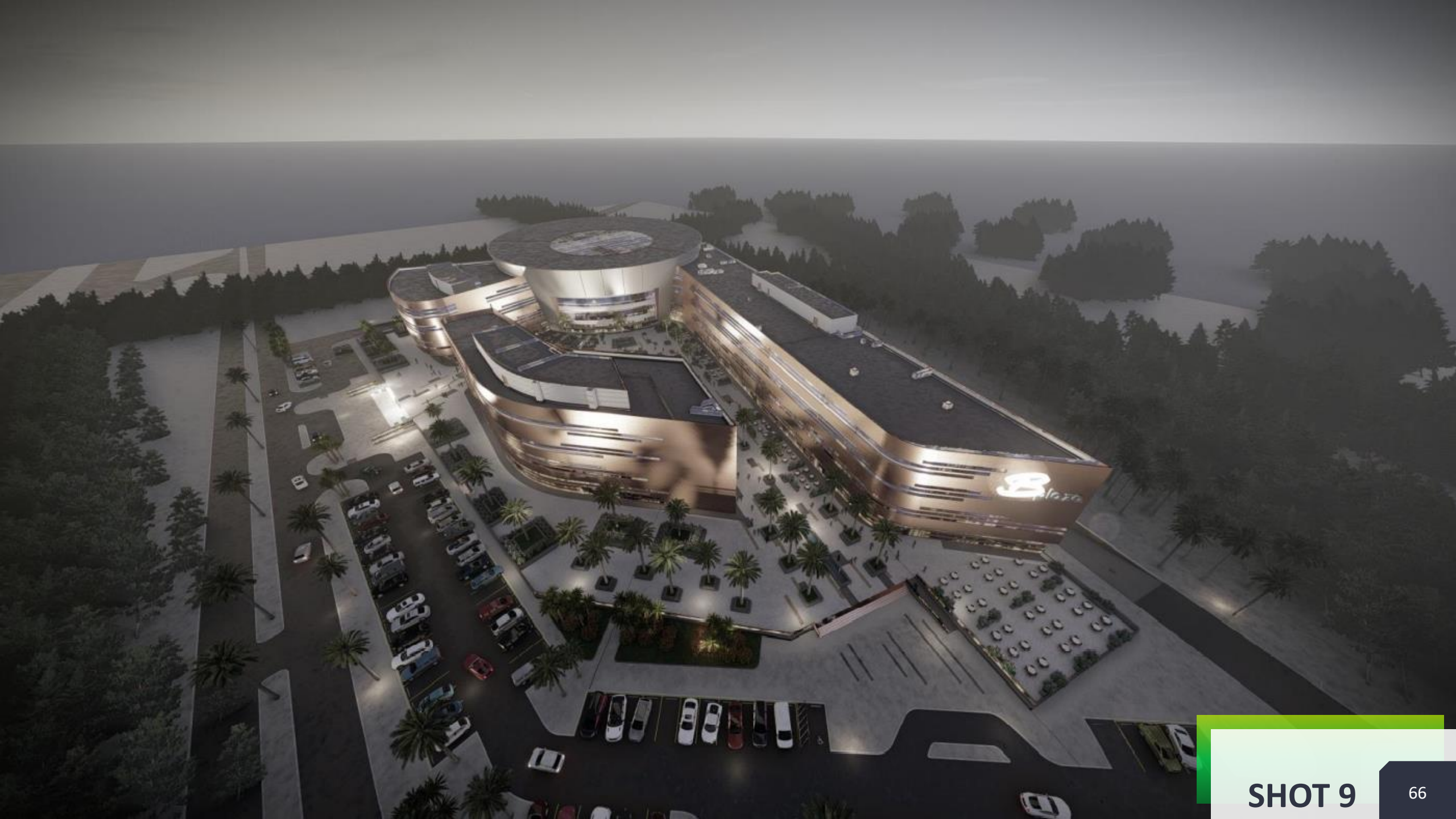




SHOT 7



SHOT 8







The background is a grayscale aerial photograph of a large stadium, likely the University of Michigan's Crisler Arena, surrounded by parking lots and other campus buildings. A vertical bar with a green-to-yellow gradient is positioned on the left side of the frame. A white rectangular box with a black border is centered in the foreground, containing the word "ANIMATION" in a black, sans-serif font.

ANIMATION





THANK YOU ..